



## Brooms Head, 54 Ocean Road

### Coastal Gem Ready to Shine

Brooms Head has long been the Clarence Valley's best kept secret. From gorgeous white sand beaches that stretch as far as the eye can see to its' luscious nature trails and national park, which enclose the town and make further development near impossible, Brooms Head offers a rare mix of privacy and serenity. 54 Ocean Road not only provides a rare opportunity to secure a prime location, but also room to expand or build to your liking.

Featuring two spacious bedrooms upstairs and one downstairs, there's plenty of room for the whole family to enjoy. From your first step upstairs into the kitchen, spanning views of Brooms Head's stunning coastline greet you, creating the perfect backdrop for everyday living or holiday relaxation. The open-plan living and dining areas seamlessly flow out to a balcony, ideal for taking in the sea breeze and panoramic ocean views. Downstairs, there's plenty of space to create a self-contained area for guests or potential rental income. This charming home is ready for a light refresh or perfectly comfortable to move in as is.

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**For Sale**  
\$1,390,000

**View**  
[ljhooker.com.au/H0QFKW](https://ljhooker.com.au/H0QFKW)

**Contact**  
**Alex McConnell**  
0476 578 624  
[sales.yamba@ljhooker.com.au](mailto:sales.yamba@ljhooker.com.au)

**Kieran Mulvihill**  
0409 466 700  
[kieran.mulvihill@ljhooker.com.au](mailto:kieran.mulvihill@ljhooker.com.au)



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**LJ Hooker Yamba**  
(02) 6646 2202



Whether you're envisioning a family home, investment property, or your dream coastal retreat, 54 Ocean Road offers endless possibilities in one of the Clarence Valley's most sought-after locations. The potential for a second dwelling offers flexibility to either build a stylish extension or create a separate holiday rental, providing an opportunity for additional income. With the natural beauty of Brooms Head right at your doorstep and the potential to further develop the property, this is a rare opportunity to craft a home that perfectly suits your vision. Don't miss out on the chance to secure your piece of paradise in this tightly-held coastal haven.

Disclaimer:

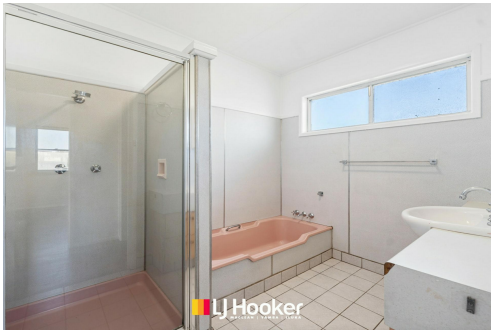
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More About this Property

Property ID	H0QFKW
Property Type	House
Land Area	734 m²
Including	Balcony Deck Floorboards Built-in-Robes Secure Parking

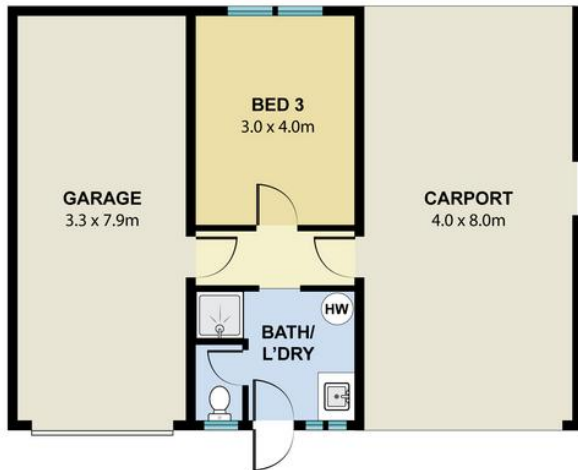
Alex McConnell 0476 578 624  
Sales Associate | sales.yamba@ljhooker.com.au  
Kieran Mulvihill 0409 466 700  
Principal and Licensee | LREA | kieran.mulvihill@ljhooker.com.au

LJ Hooker Yamba (02) 6646 2202  
1/34 Coldstream Street, YAMBA NSW 2464  
yamba.ljhooker.com.au | yamba@ljhooker.com.au

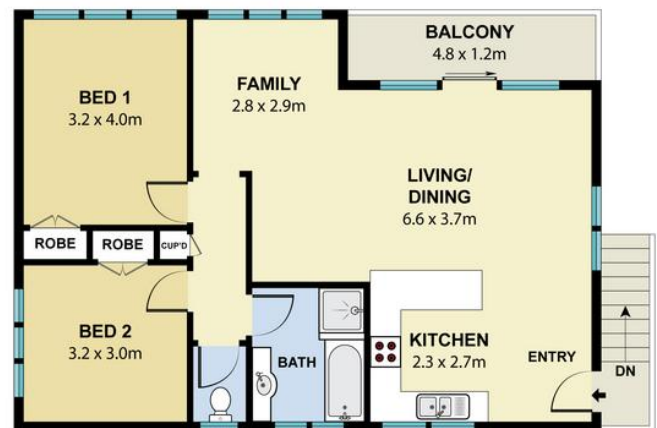


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LOWER LEVEL



UPPER LEVEL

**54 Ocean Road**  
Brooms Head NSW 2463

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposed only and should only be used as such by any prospective purchaser.